

ASSEMBLY BILL

No. 694

Introduced by Assembly Member Rendon

February 25, 2015

An act to amend Section 30620.2 of the Public Resources Code, relating to coastal resources.

LEGISLATIVE COUNSEL'S DIGEST

AB 694, as introduced, Rendon. California Coastal Commission: fees: low-cost accommodation.

The California Coastal Act of 1976 requires the California Coastal Commission to implement and administer various coastal protection programs in the state, and requires any person undertaking development in the coastal zone to obtain a coastal development permit issued by the commission in accordance with prescribed procedures. Existing law requires a person receiving a coastal development permit or certificate of exemption for development on a vacant lot within an area designated pursuant to certain provisions to pay an “in-lieu” public access fee, for deposit into the Coastal Access Account. Existing law authorizes money in the account to be available, upon appropriation, to the State Coastal Conservancy for grants to public and nonprofit entities for development, maintenance, and operation of new or existing facilities that provide public access to the shoreline of the sea.

This bill would authorize “in-lieu” public access fees in the account to be made available, upon appropriation, to the commission for purposes of retaining and developing low-cost accommodations, as defined, along the coast by providing low-interest loans and entering into cost-sharing agreements for the renovation of those facilities.

The bill would also declare the intent of the Legislature to enact legislation to authorize the California Coastal Commission to accept conservation easements for purposes of low-cost accommodations in the coastal zone that would provide tax advantages to the property owner in return for the loss of development rights.

Vote: majority. Appropriation: no. Fiscal committee: yes.

State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. Section 30620.2 of the Public Resources Code
2 is amended to read:

3 30620.2. (a) The Coastal Access Account is hereby created
4 in the State Coastal Conservancy Fund. The money in the account
5 shall be available, upon appropriation by the Legislature in the
6 annual Budget Act, to the State Coastal Conservancy for grants to
7 public agencies and private nonprofit entities or organizations for
8 the development, maintenance, and operation of new or existing
9 facilities that provide public access to the shoreline of the sea, as
10 defined in Section 30115. Any grant funds that are not expended
11 for those purposes shall revert to the account.

12 (b) (1) *Notwithstanding subdivision (a) and Section 30610.3,*
13 *“in-lieu” public access fees deposited in the account pursuant to*
14 *subdivision (e) of Section 30610.3 may be made available, upon*
15 *appropriation, to the commission for purposes of retaining and*
16 *developing low-cost accommodations along the coast by providing*
17 *low-interest loans and entering into cost-sharing agreements for*
18 *the renovation of these facilities.*

19 (2) *For purposes of this subdivision, “low-cost*
20 *accommodations” means a facility that offers affordable*
21 *accommodations for less than seven days, not including camping,*
22 *in the coastal zone.*

23 SEC. 2. It is the intent of the Legislature to enact legislation
24 that would authorize the California Coastal Commission to accept
25 conservation easements for purposes of low-cost accommodations
26 in the coastal zone that would provide tax advantages to the
27 property owner in return for the loss of development rights.

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